

Minutes
Human Services Commission and Housing Board
Joint Special Meeting
Thursday, January 27, 2005
5:00 P.M.
Vista del Camino – Yaqui Room
7700 E. Roosevelt
Scottsdale, AZ 85257

Present from the Human Services Commission:

Chair Bachmann, Vice-Chair Reid, Commissioners Berg, Fausel and
Hemmingsen

Present from the Housing Board:

Chair Edwards, Vice-chair Priniski and Members Morgan, Southworth and
Williams

Absent: Human Services Commission – Commissioner Resnick

Staff Present: Connie James, Mark Bethel, Donna Brower, Jan Cameron, Molly Edwards, Cindy Ensign, Vicki French, Bev Johnson, Diane Kallal, Rita Koppinger, Valerie Kime Trujillo, Paul Ludwick, Kim McLane, Joanne Meierdirks, Jack Miller, Mary Kay Rieke and Judy Register.

CALL TO ORDER

Chair Bachmann called the meeting to order at 5:05 pm.

The Housing Board had a quorum, as did the Human Services Commission.

APPROVAL OF MINUTES FROM THE January 13, 2005 MEETING

Commissioner Fausel moved for approval of the January 13, 2005 meeting minutes; Vice-chair Reid seconded and the motion carried unanimously.

PUBLIC HEARING: PRESENTATION ON THE CONSOLIDATED PLAN

Staff solicited public input regarding the development of the City of Scottsdale's Consolidated Plan for Fiscal Year 2005/2009. Paul Ludwick, Human Services Manager, updated the Commission and Board on the progress of the 5 Year Plan. The proposed priorities were discussed in conjunction with past housing and public service activities. Draft goals were presented for discussion. The Commission and Board were asked to provide comment/suggest changes.

Board Member Morgan asked for clarification on page 4 regarding the indicator map, specifically, how is the area around the mountain preserve being designated moderate? Mr. Ludwick stated that the area around the far north section has low stress indicators and around the left hand side of preserve, it comes all the way around and is a moderate area and there were various factors in determining that.

Board Member Morgan asked if there are any of the listed factors that make that area a moderate area. Mr. Ludwick said that the only one that would have any impact in that area is a

female-headed household with children, although it may be possible, to have other indicators because some of the housing is more rurally developed. Ms. James indicated that there are five census tracks that are poverty areas and one is the Horizon Neighborhood at 100th and Frank Lloyd Wright.

Board Member Morgan asked if, under the factors section, if persons over 5+ with disabilities means over 5 years old. Mr. Ludwick said yes.

Chair Bachmann said that the 5-year plan of 2004 is based on the 2000 census, and so the data will not be updated again until 2010. Mr. Ludwick said yes, but the census is the best they have for aggregating.

Board Member Priniski asked if Horizon Park is designated as a poverty area and if so, is that due to the rentals in the area. Ms. James said yes, as Horizon is one of the five census track areas for the highest poverty. Board Member Priniski asked if he lived in a poverty area and Ms. James said yes, according to the census.

Commissioner Hemmingsen asked if low or moderate income is tracked by the census. Ms. James said that according to the census, five of the highest poverty areas are Vista, the area next to Vista, Paiute, the area next to Paiute and the Horizon area.

Chair Edwards referred to page 3 regarding issues dealing with the elderly and asked if there could be the suggestion to develop new programs. Mr. Ludwick said yes. Chair Edwards asked if the suggestion could specifically ask to develop new programs that will afford new houses to the elderly. Mr. Ludwick said yes, he will check for additional resources.

Board Member Williams asked if there is mention of services for the aging in place. Mr. Ludwick asked if Board Member Williams meant for emergency repairs and rehabilitative services. Board Member Williams said not so much for emergency repair as other supportive services that seniors might need. Mr. Ludwick said that section is not complete and invited comments from Board Members and Commissioners relative to such needs.

Mr. Bethel said that any kind of goal with the Housing Board is with the white papers and that what they want to see in the next five years. Board Member Williams said that there is a gap in elderly services, although there is adult protective services, they are not a city service and maybe if there was a better outreach program to let people know what services are available it might help.

Mr. Ludwick asked if there was information from the Scottsdale Senior Centers relating to Board Member Williams' question. Jan Cameron indicated that the centers receive referrals from neighbors as well as professionals and staff at the Senior Centers do home visits to connect seniors with resources and services not provided by the city. Mr. Ludwick asked if Ms. Cameron could send him data and the trends pertaining to such senior referrals and Ms. Cameron said yes.

Chair Edwards asked for a clarification on page 9, section 2A regarding the gaps in institutional structure related to the city reorganization. Mr. Ludwick said that the change in the organizational structure had resulted in both dynamic tensions and strengths. He said that he has tried to be clear about the positives and negatives of the plan, but if there is a need for more

clarification, he can do that. Chair Edwards asked about the first bullet item at the top of page 13 regarding acquisition relocation and if investors are buying with the idea of creating affordable housing. Mr. Ludwick said that they know that investors are buying, however they don't know what their plans are for the property once they have purchased; it is something they will have to watch. Chair Edwards asked if investors who purchase multiple family properties raise rents and Mr. Ludwick said it is always a possibility.

Board Member Williams asked if there was any data in relation to converting apartments into condominiums and if so, are they in the affordable range. Mr. Ludwick said that they might not be affordable, but since there had been discussion about that possibility, he would review the plan to make sure that discussion was included. Board Member Williams said it might be wise to have a plan in place to monitor conversion properties. Mr. Ludwick said he would look into that.

CDBG, HOME, SCOTTSDALE CARES AND GENERAL FUND PROCESS

Connie James, Human Services Director, provided the commission with background on the processes outlined above and the Housing Board Members and Human Services Commission's role.

Board Member Williams asked if the Housing Board and Human Services Commission would vote separately on their recommendations. Ms. James said yes, according to the bylaws, each will vote separately and hopefully they will come to a consensus.

CDBG AND HOME ORIENTATION REVIEW

Next month, the Commission and Board will hold public hearings and make funding recommendations for the upcoming year for Community Development Block Grant and HOME Partnership programs. Mark Bethel, Community Assistance Manager and Diane Kallal, Senior Grants Program Specialist, will present an overview of the proposals, the dates and times of public presentations and will review questions on the evaluation sheets, which will be shared with the applicants.

Board Member Williams asked if the vote would not be to change the recommendation, but to vote on them as presented. Mr. Bethel said that there will be a lot of deliberation and after that, the Human Services Commission and Housing Board will vote separately.

Chair Edwards asked if funds not expended carry over from prior year. Mr. Bethel said yes, the funding allocation in the front of the binder would give a specific breakdown. He said that the contracts are for one year, although they can extend them an additional year, they stay with the one-year commitment and what is not expended in the contract year goes into the next cycle. This year there are \$123,195 reprogrammed dollars.

Chair Bachmann asked if Arizona Fair Housing Center proposal was a redundant service. What does the City of Scottsdale currently do related to fair housing issues? Mr. Bethel said that the Scottsdale CDBG Program is required to report to HUD on an annual basis their fair housing achievements. Mr. Bethel went through a list of outreach activities and fair housing seminars sponsored by the City in the past year.

Board Member Williams asked if there are programs that advocate for people. Mr. Bethel said that the city's role is not to investigate a complaint, but refer them to the Attorney General's Office. Ms. Edwards said that Citizen and Neighborhood Resources (CNR) would advocate for people on Fair Housing related issues.

Commissioner Fausel left the meeting at 6:05 PM.

Board Member Williams said that if she heard correctly, Tempe Community Action Agency has peer counselors, which sounds like volunteers. Mr. Bethel said yes, but the agency needs professionally trained staff to coordinate those volunteers.

Board Member Williams asked if Maricopa County (Human Services Campus) has received CDBG funds from other cities. Mr. Bethel said that all cities are going through a similar application process, so they will not know what the other cities have awarded until we have finished out the process sometime in April. He said that other city councils will be making recommendation at the same time as Scottsdale and then funds will be available July 1. He added that they could award contingent on the sub recipient receiving the requested funds from other jurisdictions.

Chair Edwards asked if there is a reason why Foundation for Senior Living is not spending the funds. Mr. Bethel said that three or four years ago the way the contracts were written, there was flexibility to move monies from one program in the agency to the other. This will be the third year that the agency has not expended their funds and we haven't seen a year where they have expended all of their funds. He said that the agency has completed 19 rehabs to date and we are not yet into the busiest season, the spring, when many residents have issues with their air conditioning.

Board Member Williams asked if the agency had a wait list and Mr. Bethel said that they aren't receiving any applications right now.

Chair Edwards asked if the agency has the money now, Mr. Bethel said yes, and added that it is critical that there are enough funds now to insure that when a senior calls in June there are funds to pay for their issue.

Board Member Williams indicated that the City's Rehabilitation Program has quite a balance left and so they have that plus what they are requesting this year. Mr. Bethel said yes and that is why they reduced their request this year. Board Member Williams said that their highest amount that they have ever spent is \$500,000 and there are 30 families on the waitlist. Ms. Edwards said that CNR is in the process of hiring to assist with the program. Board Member Williams asked if CNR was going to hire a person last year and Ms. Edwards said yes, but the person did not want to move to Arizona. She also said that there should be an additional person hired in either April or by the end of March.

Board Member Southworth asked if lead paint had created a problem with rehabs. Mr. Bethel said that it did not impede the progress and that the main issue with homes built before the mid 50's is ground contamination. He added that houses are also looked at for demolition as opposed to rehab due to their condition.

Board Member Williams indicated that Assistant City Manager Gawf said he would try to work the rehab program in with code enforcement and is that happening. Ms. Edwards said yes. Board Member Williams inquired as to whether a person from Code Enforcement would be hired to assist. Ms. Edwards clarified that the position from Code Enforcement would not have been a good fit due to the required qualification from HUD.

Board Member Morgan asked if he had a question about the counseling regarding an agency should it be asked now or at the presentation. Mr. Bethel said it would be appropriate to ask the question at the presentation.

Ms. Edwards referred to Board Member Williams' question regarding hiring another person and indicated that the person they were going to hire didn't have the qualification required by HUD, so they couldn't hire the person.

Board Member Williams asked about having conflicts with the agencies presenting. Mr. Bethel said that the packets included a Conflict of Interest Statement, which Chair Bachmann will read before each meeting, and if a Board Member or Commissioner has a conflict of interest, they can recuse themselves. He added that for HUD, they specifically want to see proof of direct monetary financial benefit for there to be a conflict, but the city goes the extra step to make sure that there is full disclosure.

Board Member Williams asked if they would speak to staff regarding questions on conflict of interest. Ms. James said that Board Members should speak to Deputy City Attorney Donna Bronski and Human Services Commissioners should speak to Senior Assistant Attorney Jay Osborn with any questions regarding conflict of interest and they can provide you with a written opinion if you would like.

Vice-chair Priniski asked if you know you have a conflict what do you do. Ms. James said that he could recuse himself at that time.

Chair Edwards asked why Save the Family didn't expend their funds. Mr. Bethel said that the agency had trouble finding single-family residences in Scottsdale below the thresholds i.e., a four bedroom for \$150,000 or a three bedroom for \$134,600 – although the agency did purchase a three-bedroom town home for \$121,000 last year. Chair Edwards asked if co-ops were included. Mr. Ludwick and Mr. Bethel said they would research that.

Board Member Williams said if Scottsdale's home prices are moving out of the market that HUD will fund, could they make a plea for an increase. Mr. Bethel said that he is not sure that HUD would do that for us, but he will do some research to find out.

Board Member Williams asked if the HOME funding requests could be combined. Mr. Bethel replied that agencies, such as CSA, have combined current year HOME funds with previously awarded funds for bigger projects. Mr. Bethel added that the HOME Program differs from the CDBG Program in that agencies have up to five years to expend HOME funds; CDBG recipients are required to expend their funds in one year. HUD regulations do allow a CDBG contract to be extended an additional 12 months if necessary.

At this time, there was a break (6:50 PM) the Housing Board left the meeting.

SCOTTSDALE CARES, GENERAL FUND AND ENDOWMENT FUND ORIENTATION REVIEW

Next month, the Commission will hold public hearings and make funding recommendations for the upcoming year for Scottsdale Cares, General Funds and the Endowment Funds. Cindy Ensign, Human Services Planner, presented an overview of the proposals, the dates and times of public presentations and reviewed questions on the evaluation sheets, which will be shared with the applicants.

Vice-chair Reid asked what agencies were new. Ms. Ensign said there are four new agencies applying for funding: The Alzheimer's Association Desert Southwest Chapter, The Association for Supportive Childcare, Foothills Community Foundation and Jewish Children and Family Services.

Ms. Ensign said that there are three agencies that applied last year, but were not funded: Junior Achievement, Project Exito (formerly applied under Wesley Community Center) and Planned Parenthood. She said that there were three agencies that had applied in the past, but did not apply last year and are applying this year: Assistance for Independent Living, Camp Fire and Valley of The Sun YMCA. She added that there were two agencies they are currently funding that are applying this year with a different program: Aid to Adoption of Special Kids and Body Positive.

Chair Bachmann asked what happens to the money if the program is not fulfilling their contract. Ms. James said that the agency can continue, but when the second payment of the contract is due, the money can be reprogrammed for another year.

Ms. French said that New Foundation's marketing has been poor in the past, so they were not getting referrals. However, they have been doing a lot of outreach and have gotten commitments from former funders.

Chair Bachmann asked about deducting point and if that will be reflected on the scoring sheet. Ms. Ensign said yes.

STAFF AND COMMISSION UPDATES

Ms. James discussed the blue sheet questions, indicating that it would be helpful if commissioners reviewed them as they can assist them in honing in on the questions and are instrumental in making good decisions on funding.

Ms. James also indicated that security system installation has commenced and is progressing at City Hall. She stated that there is only one ingress and egress and security personnel are in place. Therefore, she reminded commissioners to wear their badges.

Commissioner Hemmingsen asked if the CDBG binder would be the applications they would be listening to at next meeting and then Scottsdale Cares. Ms. James said yes, thus commissioners are not required to have both books at both meetings.

OPEN CALL TO THE PUBLIC

Chairman Bachmann made an open call to the public for comments/questions/announcements or other business. There were no replies.

ADJOURNMENT

With no further business to be brought before the commission, Chairman Bachmann asked for a motion to adjourn the meeting. Commissioner Reid moved to adjourn the meeting and Commissioner Hemmingsen seconded. The motion carried unanimously and the meeting adjourned at 7:22 pm.

Respectfully submitted by Mary Beth Hollmann, Recording Secretary.

Meets established criteria.

Connie James
Director, Human Services

Molly Edwards
Housing Manager/Mediation Manager